

Authority: Item [REDACTED], Planning Committee
Report: 15-[REDACTED] (PED15___)
CM: [REDACTED]

Bill No.

CITY OF HAMILTON

BY-LAW NO. _____

To Amend Zoning By-law No. 05-200, Respecting Lands Located at 220 Cannon Street East (Hamilton)

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

AND WHEREAS Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item [REDACTED] of Report [REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2015, recommended that Zoning By-law No. 05-200 be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan approved August 16, 2013 upon approval of Urban Hamilton Official Plan Amendment No. .

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map 953 of Schedule "A" - Zoning Maps, of Zoning By-law No. 05-200, be amended by changing the zoning from the Downtown Residential (D5) Zone to the Downtown Mixed Use (D3, 470) Zone, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to this By-law.
2. That Schedule "C" - Special Exceptions, of By-law No. 05-200, is hereby amended by adding the following Sub-section:

"470 In addition to Sections 5.6(a) and 6.3.3 of this By-law, within the lands zoned Downtown Mixed Use (D3, 470) Zone, as identified on Map No. 953 of Schedule "A" - Zoning Maps, and described as 220 Cannon Street East (Hamilton), the following special provisions shall apply:

REGULATIONS

- (a) Building Height
- i) A minimum 6.4 metres façade height, for any portion of a building along Cathcart Street that is 2-storeys in height shall be provided and maintained whereas a minimum 7.5 metres façade height, for the remaining portions of a building along Cathcart Street and for any portion of a building along Cannon Street East shall be provided and maintained.
 - ii) A maximum building height of 38 metres shall be permitted.
- (b) Visual Barrier
- i) That a visual barrier shall not be required along any lot line abutting a Downtown Residential (D5) Zone.
- (c) Parking
- i) Notwithstanding Subsection 5.6a)i, Parking Schedules, parking for a Multiple Dwelling within a Mixed Use Building shall be provided on the basis of a minimum of 0.64 parking spaces for each dwelling unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case parking shall be provided at a rate of 0.3 spaces for each such unit.
 - ii) Notwithstanding Subsection 5.6a)i, Parking Schedules, parking for a Retirement Home shall be provided on the basis of a minimum of 1 parking space for each 3.1 persons accommodated or designed for accommodation.

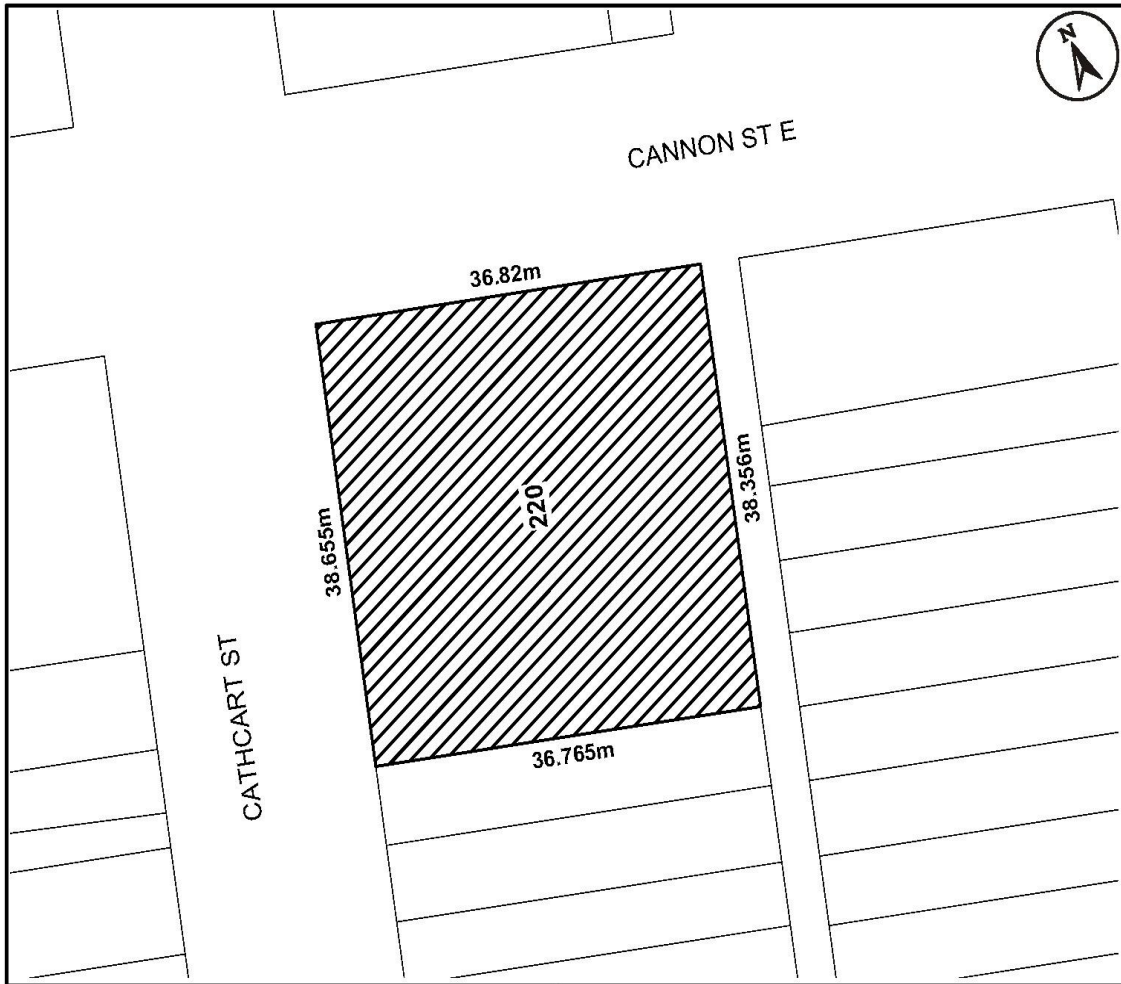
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.
4. That this By-law No. [REDACTED] shall come into force and be deemed to come into force in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Sub-section.

PASSED and ENACTED this [REDACTED] day of [REDACTED], 20[REDACTED].

F. Eisenberger
MAYOR

R. Caterini
CLERK

ZAC-15-014/UHOPA-15-006



This is Schedule "A" to By-law No. 15- Passed the day of, 2015	----- Mayor ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <h3 style="margin: 0;">Map Forming Part of By-law No. 15-_____</h3> <h3 style="margin: 0;">to Amend By-law No. 05-200 Map 953</h3>	Subject Property 220 Cannon Street East, Hamilton Change in Zoning from the Downtown Residential (D5) Zone to the Downtown Mixed Use (D3, 470) Zone
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Scale: N.T.S.	File Name/Number: ZAC-15-014/UHOPA-15-006	Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Date: July 30, 2015	Planner/Technician: GM/VS	